



THE
A-TEAM

**RE/MAX
FIRST**

TWP RD 215 , Rural Wheatland County T0M0M0

MLS® #: **A2109822**

Area: **NONE**

Listing Date: **02/24/24**

List Price: **\$695,000**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

Year Built:

0

Lot Information

Lot Sz Ar:

1,659,200 sqft

Lot Shape:

DOM

85

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Gravel Road

Lot Feat:

**Beach,Creek/River/Stream/Pond,Low Maintenance Landscape,Gentle Sloping,No Neighbours
Behind,Pasture,Rolling Slope,Secluded,Sloped,Views,Waterfront**

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer: **None**

Ext Feat:

Construction:

Flooring:

Water Source:

None

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity Available,Electricity Purchaser to Verify,Propane

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

2110444

Zoning:

AG

Remarks

Pub Rmks:

A MILLION dollar view overlooking the always majestic Bow River Valley, approximately 192.5 meters of river frontage along with Mountain views offers your

dreams to become a reality. Come on out of the city and start to enjoy this 38.09 acres and the start of building your dream home just 25 minutes from the City of Calgary. If you are a golfer, you are just minutes to the Speargrass Golf Course and all that lovely community of friendly neighbors, along with an abundance of PEACE & QUIET. The underground power is already ran to a great build site overlooking the river valley, a strong well on the neighbors with drill reports proving great water on this property as well as slope reports showing everything needed in order to build that dream property. The coulee on the West side of your property is filled with wildlife ensures you are in god's country and then once you get to the sloping River Valley, you will see the way life should be lived out here in country. We have extensive reports and engineering drawings that show the potential of this parcel or just leaving it is and start construction on the next step of your life. This is a piece of paradise you won't want to miss! The true beauty of this land can only be fully appreciated in person. Enjoy breathtaking river and mountain views that will leave you in awe. Bring your favourite realtor along for a FULL tour, and let's explore the endless possibilities together.

Inclusions:
Property Listed By:

N/A
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







